



Department of Development Services  
205 Lawrence Street  
Marietta, Georgia 30060  
Brian Binzer, AICP, Director

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## **PURPOSE AND INTENT**

### **PRD/MXD REZONING CHECKLIST**

Owner and/or developer's name: \_\_\_\_\_

Address of property to be rezoned: \_\_\_\_\_

Application submittal date: \_\_\_\_\_

Deadline for submitting additional documentation: \_\_\_\_\_

**Failure to supply necessary application materials by the specified date may result in possible delays in hearing the requested rezoning application.**

City staff review conducted by: \_\_\_\_\_

Rezoning requirements:

Legal Description

Application fee

Copy of Deed that reflects the current owner(s) of the property.

Copy of the current tax bill showing that all taxes have been paid.

Campaign contribution certification

Owner/Applicant Certification

#### **Site Plans – 25 copies & 18 1/2" x 11"**

Specific use or uses proposed for the site.

Location and sizes of proposed structures, including the number of stories, and total floor area.

Detention/retention areas

Setbacks

Street(s) – right of way and roadway widths, approximate grades

Location and size of parking area with proposed ingress and egress

Specific types of measures, such as buffers

Landscaping

Wetlands and 100-year floodplain.

Any other information deemed pertinent by the Planning and Zoning Department

Price range of the development\*

Bedroom layout; one, two, three, or more\*

Target group of the development\*

Average square footage of the units in the development\*

If it is apartment homes, the leasing information regarding length of lease, rent ranges, total units, and bedrooms per units\*

\*Information required for analysis by Marietta City Schools

### **General Plan Requirements:**

A statement describing why standard zoning districts are insufficient and how the proposed development conforms to the parameters and ideals set forth in the “Intent and Purpose” element of this district.

The general method of development and operation of the proposed general plan.

The boundaries of the tract of land included in the general plan, the computed area and the legal description of the tract of land, topography and other salient features of the tract by reference to a plat of survey prepared by a licensed surveyor

The location and extent of existing and proposed public right-of-way, easements and water and drainage courses bounding and within the tract included in the general plan by reference to a plan or drawing.

The location and type of existing buildings and structures proposed to be retained or removed by reference to a plan or drawing.

The general location of proposed buildings by reference to a plan or drawing and in indication of the use to be made of each building.



Dwelling unit density as defined in Section 724.02

Minimum standards for lot development including setbacks, distances between buildings, and house sizes.

Architectural, façade, or material requirements.

The maximum floor area designated for each use.

The percentage of development maintained as open space and/or recreation areas

The percentage of development that is impervious surface.

Preliminary tree protection plan and screening standards.

Public transportation facilities or provisions (if any).

Any other information deemed pertinent by the Planning and Zoning Department